

ATTORNEY OR PARTY WITHOUT ATTORNEY: STATE BAR NO.: NAME: Matthew P. Minser (SBN 296344); Luz E. Mendoza (SBN 303387) FIRM NAME: SALTZMAN & JOHNSON LAW CORPORATION STREET ADDRESS: 5100-B1 Clayton Road, Suite 373 CITY: Concord STATE: CA ZIP CODE: 94521 TELEPHONE NO.: (510) 906-4710 FAX NO.: EMAIL ADDRESS: mminser@silawcorp.com / lmendoza@silawcorp.com ATTORNEY FOR (name): <input checked="" type="checkbox"/> ATTORNEY FOR <input checked="" type="checkbox"/> ORIGINAL JUDGMENT CREDITOR <input type="checkbox"/> ASSIGNEE OF RECORD	<b>FOR COURT USE ONLY</b>
<b>USDC Northern District of California</b> STREET ADDRESS: 1301 Clay Street MAILING ADDRESS: 1301 Clay Street CITY AND ZIP CODE: Oakland, 94612 BRANCH NAME: Northern District of California, Oakland Courthouse	
PLAINTIFF/PETITIONER: DC16 Northern California Health & Welfare Trust Fund, et al. DEFENDANT/RESPONDENT: Masterpiece Painting, Inc., et al.	CASE NUMBER: 4:22-cv-06540 HSG
WRIT OF <input checked="" type="checkbox"/> EXECUTION (Money Judgment) <input type="checkbox"/> POSSESSION OF <input type="checkbox"/> Personal Property <input type="checkbox"/> SALE <input type="checkbox"/> Real Property	<input type="checkbox"/> Limited Civil Case (including Small Claims) <input checked="" type="checkbox"/> Unlimited Civil Case (including Family and Probate)

1. **To the Sheriff or Marshal of the County of:** USDC, Northern District of California  
 You are directed to enforce the judgment described below with daily interest and your costs as provided by law.
2. **To any registered process server:** You are authorized to serve this writ only in accordance with CCP 699.080 or CCP 715.040.
3. (Name): District Council 16 Northern California Health & Welfare Trust Fund, et al.  
 is the ☒ original judgment creditor ☐ assignee of record whose address is shown on this form above the court's name.

4. **Judgment debtor (name, type of legal entity if not a natural person, and last known address):**

Masterpiece Painting, Inc.  
 3542 Fruitvale Ave. #120  
 Oakland, CA 94602

☒ Additional judgment debtors on next page

5. **Judgment entered on (date):** February 9, 2024  
 (See type of judgment in item 22.)

6. ☐ Judgment renewed on (dates):

7. **Notice of sale under this writ:**

- a. ☒ has not been requested.  
 b. ☐ has been requested (see next page).

8. ☐ Joint debtor information on next page.

9. ☐ Writ of Possession/Writ of Sale information on next page.

10. ☐ This writ is issued on a sister-state judgment.

**For items 11–17, see form MC-012 and form MC-013-INFO.**

11. Total judgment (as entered or renewed) \$ 28,779.84

12. Costs after judgment (CCP 685.090) \$

13. Subtotal (add 11 and 12) \$ 28,779.84

14. Credits to principal (after credit to interest) \$

15. Principal remaining due (subtract 14 from 13) \$ 28,779.84

16. Accrued interest remaining due per \$

CCP 685.050(b) (not on GC 6103.5 fees)

17. Fee for issuance of writ (per GC 70626(a)(1)) \$

18. Total amount due (add 15, 16, and 17) \$ 28,779.84

19. **Levying officer:**

- a. Add daily interest from date of writ (at the legal rate on 15) (not on GC 6103.5 fees) \$ 3.95  
 b. Pay directly to court costs included in 11 and 17 (GC 6103.5, 68637; CCP 699.520(j)) \$

20. ☐ The amounts called for in items 11–19 are different for each debtor. These amounts are stated for each debtor on Attachment 20.

MARK B. BUSBY

Date: 09/17/2025

Clerk, by

, Deputy

**NOTICE TO PERSON SERVED: SEE PAGE 3 FOR IMPORTANT INFORMATION.**

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Plaintiff/Petitioner: District Council 16 Northern California Health & Welfare Trust Fund, et al.	CASE NUMBER:
Defendant/Respondent: Masterpiece Painting, Inc., et al.	C22-06540 HSG

21. ☒ Additional judgment debtor(s) (*name, type of legal entity if not a natural person, and last known address*):

Terrence Johnson, individually and dba Masterpiece Painting 3906 Vale Ave. Oakland, CA 94619-2222	

22. The judgment is for (*check one*):

- a. ☐ wages owed.  
b. ☐ child support or spousal support.  
c. ☐ other.

23. ☐ Notice of sale has been requested by (*name and address*):


24. ☐ Joint debtor was declared bound by the judgment (CCP 989-994)

- a. *on (date):*  
b. name, type of legal entity if not a natural person, and last known address of joint debtor:


- c. ☐ Additional costs against certain joint debtors are itemized: ☐ below ☐ on Attachment 24c.

25. ☐ (Writ of Possession or Writ of Sale) **Judgment** was entered for the following:

- a. ☐ Possession of real property: The complaint was filed on (*date*):  
(*Check (1) or (2). Check (3) if applicable. Complete (4) if (2) or (3) have been checked.*)
- (1) ☐ The **Prejudgment Claim of Right to Possession** was served in compliance with CCP 415.46. The judgment includes all tenants, subtenants, named claimants, and other occupants of the premises.
- (2) ☐ The **Prejudgment Claim of Right to Possession** was NOT served in compliance with CCP 415.46.
- (3) ☐ The unlawful detainer resulted from a foreclosure sale of a rental housing unit. (An occupant not named in the judgment may file a **Claim of Right to Possession** at any time up to and including the time the levying officer returns to effect eviction, regardless of whether a **Prejudgment Claim of Right to Possession** was served.) (*See CCP 415.46 and 1174.3(a)(2).*)
- (4) If the unlawful detainer resulted from a foreclosure (item 25a(3)), or if the **Prejudgment Claim of Right to Possession** was not served in compliance with CCP 415.46 (item 25a(2)), answer the following:
- (a) The daily rental value on the date the complaint was filed was \$
- (b) The court will hear objections to enforcement of the judgment under CCP 1174.3 on the following dates (*specify*):

*Item 25 continued on next page*